087.0	0005	0002.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,100 /	660,100
					USE VALUE:	660,100 /	660,100
					ASSESSED:	660,100 /	660,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIPER DIANE J
Owner 2:	
Owner 3:	
Street 1:	46 OUTLOOK DR
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	STOKES GERALDINE A -
Owner 2:	BRUNO EDWARD J -
Street 1:	79 CUTTER HILL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,677 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 998 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8677.000	183,900		476,200	660,100
Total Card	0.199	183,900		476,200	660,100
Total Parcel	0.199	183,900		476,200	660,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 661.42 | /Parcel: 661.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55175
GIS Ref	
GIS Ref	
Insp Date	09/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0005-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	183,900	0	8,677.	476,200	660,100	660,100	Year End Roll	12/18/2019
2019	101	FV	168,700	0	8,677.	442,200	610,900	610,900	Year End Roll	1/3/2019
2018	101	FV	168,700	0	8,677.	442,200	610,900	610,900	Year End Roll	12/20/2017
2017	101	FV	168,700	0	8,677.	387,800	556,500	556,500	Year End Roll	1/3/2017
2016	101	FV	168,700	0	8,677.	353,800	522,500	522,500	Year End	1/4/2016
2015	101	FV	167,900	0	8,677.	312,900	480,800	480,800	Year End Roll	12/11/2014
2014	101	FV	167,900	0	8,677.	295,900	463,800	463,800	Year End Roll	12/16/2013
2013	101	FV	167,900	0	8,677.	281,600	449,500	449,500		12/13/2012

!7095!

PRINT

Date	Time
12/10/20	21:46:22

LAST REV

Date	Time
10/01/18	14:49:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7095

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STOKES GERALDIN	35665-447		6/12/2002		375,000	No	No		
BRUNO RICHARD	29961-561		3/25/1999	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	55175
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
1/10/2009	Meas/Inspect	336	PATRIOT
9/25/2002	MLS	MM	Mary M
4/4/2000	Measured	263	PATRIOT
8/5/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8677		Sq. Ft.	Site		0	70.	0.78	12									476,218						476,200	

Total AC/HA: 0.19920 | Total SF/SM: 8677 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,218 | Spl Credit | Total: 476,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	128.622
Other Features:	68000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	266587
Depreciation:	82642
Depreciated Total:	183945

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

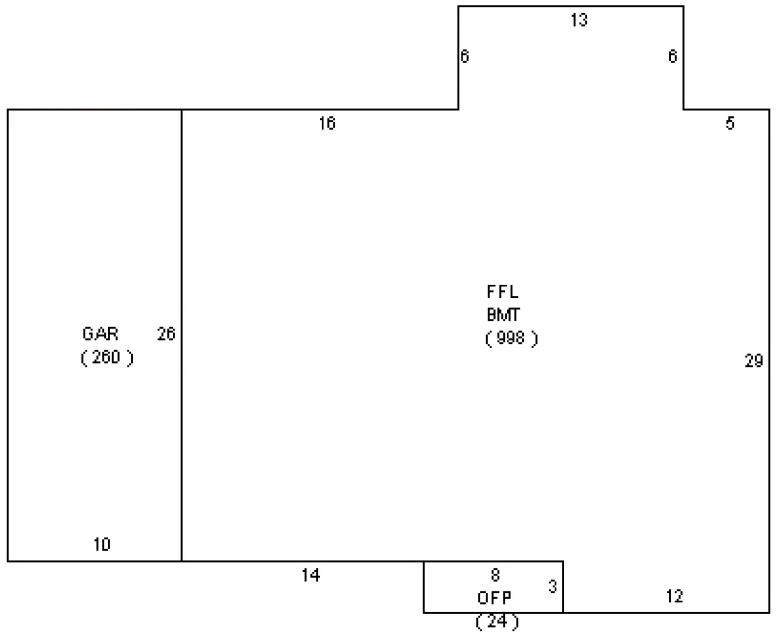
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.48
Special Features:	0	Val/Su Net:	80.66
Final Total:	183900	Val/Su SzAd	184.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	998	38.590	38,509
FFL	First Floor	998	128.620	128,365
GAR	Garage	260	24.690	6,419
OFP	Open Porch	24	44.130	1,059

Net Sketched Area:	2,280			Total:	174,352
Size Ad	998	Gross Are	2280	FinArea	998

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0005-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	